

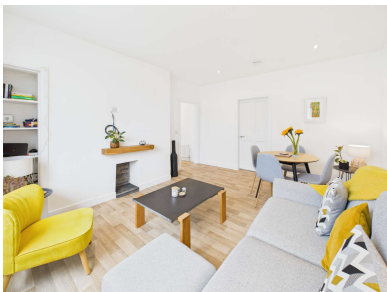


## 2 Bedroom Apartment

Guide Price: £175,000

17b Glencruitten Drive, Oban, Argyll, PA34 4EQ

Well presented first floor home in a central location benefitting from a recent renovation, modern fixtures and décor throughout. Glencruitten Drive is a popular residential area just a short distance of the town's schools, shops, restaurants, golf club, playing fields and many local amenities. Excellent transport networks, country walks and activities nearby. The property features a delightful south-facing patio seating area overlooking the rear garden with timber shed and drying green. Comprising; Lounge/diner, kitchen, two good sized double bedrooms, shower room, spacious partially floored loft with ladder access and conversion potential. The property further benefits from a flexible entry date, external insulation, double glazing, mains gas central heating with a recent boiler and eco Hive control system. Complete rewire including downlights and linked smoke detectors throughout. Highspeed fibre broadband, 4G and digital television are available. EPC rating C80 - Council Tax Band B.



  
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#### Entrance

Private ground floor entrance door with glazed insert, painted timber staircase with handrail and feature exposed brick wall. First floor landing to the inner hallway with central heating radiator, timber effect vinyl flooring and natural light in abundance from window to the side. Loft hatch access to partially floored storage space, cupboard with shelving and coat hooks and spot lighting.

#### Lounge/Diner 4.53m x 3.61m

Light and bright room with large window views to front. This welcoming space has timber effect vinyl flooring, space for freestanding lounge and dining furniture. Feature exposed open fire space with slate hearth, stone back wall and oak beam above. Alcove display with shelving, wall mounted TV point, socket points, central heating radiator and spot lighting. Access to bedroom two

#### Kitchen 3.45m x 2.15m

Recently installed, well-equipped modern kitchen with white gloss wall and base units offering plenty of storage options. Contrasting worktops and wet wall panel backboards. 4 Zone gas hob with glazed splashback and extractor hood above, inbuilt Bosch microwave, Mid height Lamona electric oven and grill. Vinyl flooring, spot lighting, stainless steel sink with mixer tap. Views to the front, plumbing and power for freestanding white goods. Vertical wall mounted radiator and ample socket points.

#### Bedroom One 3.94m x 3.23m

Good sized double bedroom with window views to rear gardens, inbuilt wardrobe and corner desk. Carpeted flooring, central heating radiator, spot lighting and socket points. Ample room for freestanding furniture.

#### Bedroom Two 3.35m x 2.76m

Good sized double bedroom adjacent to the lounge/diner with window views to rear gardens. Inbuilt double wardrobes with mirrored doors and alcove vanity station with shelving above. Carpeted flooring, central heating radiator, spot lighting and socket points. Ample room for freestanding furniture.

#### Shower Room 1.51m x 1.38m

Modern 3 piece suite with thermostatic shower and quadrant enclosure. WC, WHB with contemporary mixer tap and vanity storage below. Wet wall splashbacks, tile effect vinyl flooring, wall mounted mirrored vanity unit, spot lighting and opaque window to side.

#### Outside

The ground floor private entry door is to the side of the property has a lovely adjacent slatted patio seating area overlooking the level rear garden. The rear garden is laid mainly to lawn with drying green and gate to riverside pathway. Rear boundary fencing and timber shed lies at the far end of the garden ideal for storing bikes or gardening equipment. Shared paths and steps access the property and gardens with free on street parking to the front.

#### Location

Oban is a busy west coast town offering a wide range of shopping, commercial and leisure facilities, along with a number of primary schools, a highly respected secondary school, medical centre, modern hospital and leisure centre. Oban is a haven for sailors and outdoor enthusiasts alike. Oban, known as the "Gateway to the Isles" is a popular tourist town and is an expanding port with an attractive seafront and busy harbour from which the Caledonian MacBrayne ferries operate serving the Inner Hebrides and some of the Outer Hebrides.

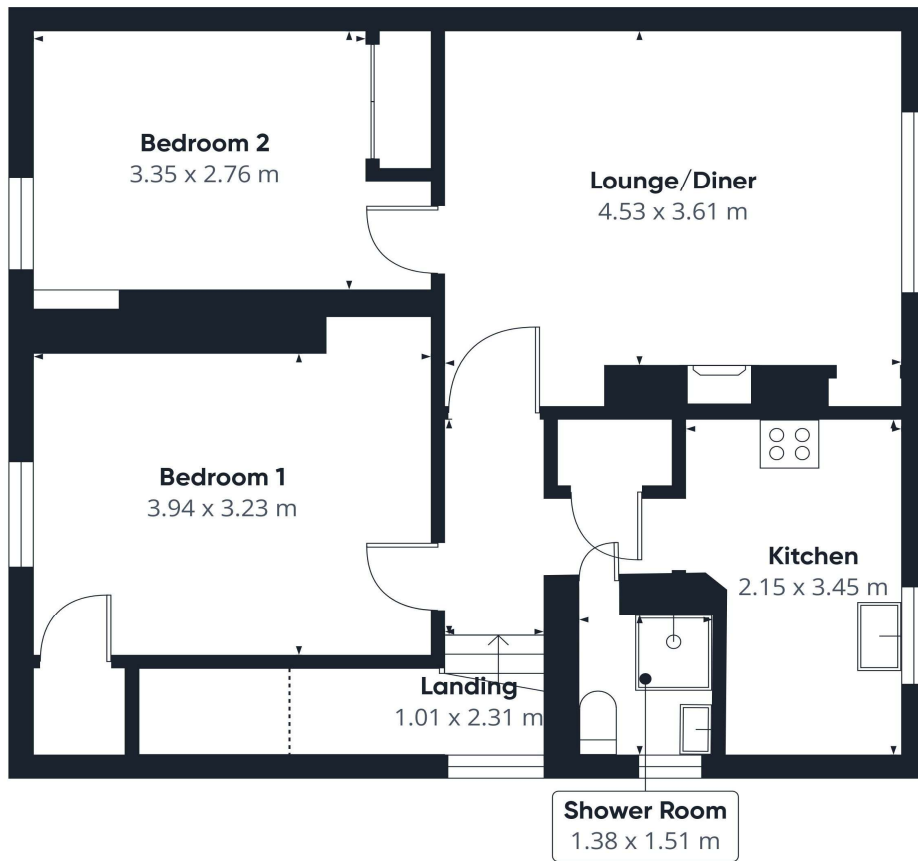
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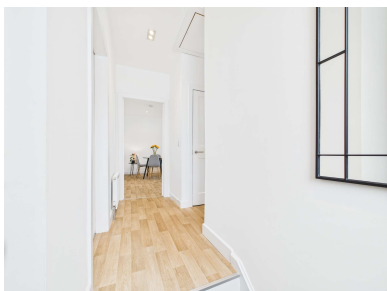
Oban area 01631 561130 or Lochgilphead area 01546 607045

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Floor 1



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